

086.0

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0014.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

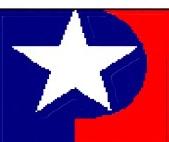
836,200 / 836,200

USE VALUE:

836,200 / 836,200

ASSESSED:

836,200 / 836,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		MONTAGUE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	ZIEBELL MICHAEL R &	Unit #:	
Owner 2:	RIZZO ROSARIA M		
Owner 3:			

Street 1: 32 MONTAGUE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	CHRISTO GARY & SUSAN -
Owner 2:	-

Street 1: 32 MONTAGUE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1986, having primarily Vinyl Exterior and 2159 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							138595
Entered Lot Size							GIS Ref
Total Land:							GIS Ref
Land Unit Type:							Insp Date

Total Card / Total Parcel  
836,200 / 836,200  
836,200 / 836,200  
836,200 / 836,200

05/23/17  
!7002!

**USER DEFINED**

Prior Id # 1:	138595
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:41:08
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,400	700	6,000.	420,000	836,100	836,100	Year End Roll	12/18/2019
2019	101	FV	322,500	800	6,000.	414,000	737,300	737,300	Year End Roll	1/3/2019
2018	101	FV	322,500	800	6,000.	318,000	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	318,200	800	6,000.	300,000	619,000	619,000	Year End Roll	1/3/2017
2016	101	FV	318,200	800	6,000.	276,000	595,000	595,000	Year End	1/4/2016
2015	101	FV	310,700	800	6,000.	258,000	569,500	569,500	Year End Roll	12/11/2014
2014	101	FV	310,700	800	6,000.	237,600	549,100	549,100	Year End Roll	12/16/2013
2013	101	FV	310,700	800	6,000.	237,600	549,100	549,100		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTO GARY &	59439-141		7/2/2012		598,000	No	No		
CHRISTO GARY &	23726-391		10/1/1993			1	No	No	F

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2018	1875	Wood Dec	11,000	C				
10/23/2018	1580	Siding	26,000	C				
6/29/2016	897	Redo Kit	16,900					remod kitch
6/22/1994	296		1,500					A/G/POOL

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	Measured	DGM	D Mann
5/23/2017	Permit Visit	DGM	D Mann
11/25/2008	Meas/Inspect	189	PATRIOT
3/4/2000	Inspected	263	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
8/7/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																										
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Average	A Bath: Rating:	3/4 Bath: 1 Rating: Average	SCUTTLE HOLE.																																																																																													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	A 3QBth: Rating:	1/2 Bath: 1 Rating: Average	A HBth: Rating:																																																																																														
Sec Wall: %	OthrFix: Rating:																																																																																																		
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>		Kits: 1 Rating: Very Good	A Kits: Rating:	Fpl: 1 Rating: Average	1st Res Grid Desc: Line 1 # Units: 1																																																																																													
Roof Cover: 1 - Asphalt Shgl			WSFlue: Rating:			Level FY LR DR D K FR RR BR FB HB L O																																																																																													
Color: WHITE						Other																																																																																													
View / Desir:						Upper																																																																																													
<b>GENERAL INFORMATION</b>						Lvl 2																																																																																													
Grade: C - Average						Lvl 1																																																																																													
Year Blt: 1986	Eff Yr Blt:					Lower																																																																																													
Alt LUC:	Alt %:					Totals RMS: 7 BRs: 4 Baths: 1 HB: 1																																																																																													
Jurisdct: G18	Fact: .																																																																																																		
Const Mod:																																																																																																			
Lump Sum Adj:																																																																																																			
<b>INTERIOR INFORMATION</b>			<b>CONDOS INFORMATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>																																																																																										
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good		17. %	Exterior:	No Unit	RMS	BRs	FL																																																																																											
Prim Int Wall: 1 - Drywall	Functional:		%	Interior:	1	7	4	M																																																																																											
Sec Int Wall: %	Economic:		%	Additions:																																																																																															
Partition: T - Typical	Special:		%	Kitchen:																																																																																															
Prim Floors: 3 - Hardwood	Override:		%	Baths:																																																																																															
Sec Floors: 4 - Carpet	Total: 17.1 %			Plumbing:																																																																																															
Bsmnt Flr: 6 - Ceramic Tile				Electric:																																																																																															
Subfloor:				Heating:																																																																																															
Bsmnt Gar:				General:																																																																																															
Electric: 3 - Typical				Totals	1	7	4																																																																																												
Insulation: 2 - Typical																																																																																																			
Int vs Ext: S																																																																																																			
Heat Fuel: 1 - Oil																																																																																																			
Heat Type: 3 - Forced H/W																																																																																																			
# Heat Sys: 1																																																																																																			
% Heated: 100	% AC:																																																																																																		
Solar HW: NO	Central Vac: NO																																																																																																		
% Com Wall	% Sprinkled:																																																																																																		
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:																																																																																												
<b>SPEC FEATURES/YARD ITEMS</b>																																																																																																			
<b>PARCEL ID</b> 086-0-0001-0014.C																																																																																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																		
7	Pool A-C	D	Y	1 18		A	AV	1988	54.86	T	24.8	101					700																																																																																		
2	Frame Shed	D	Y	1 8X10		A	GD	1988	0.00	T	18.6	101																																																																																							
More: N	Total Yard Items:	700	Total Special Features:		Total:	700																																																																																													
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